



Great George St,
LS1

ZENKO
CITY LIVING

FOR SALE

£549,950

**** A HIGHLY INDIVIDUAL THREE BEDROOM PERIOD TOWN HOUSE ****

**** EXTENDED LOWER GROUND FLOOR WITH ACCESS TO PRIVATE TERRACE ****















ABOUT

A four-storey terrace town house in close proximity to Nuffield Health Leeds Hospital and Leeds General Infirmary. The property comprises two separate elements, a ground floor retail unit let at £7000 per annum and three-bedroom house that has been extended to the rear.

HIGHLY INDIVIDUAL PERIOD TOWN HOUSE

RECENTLY FULLY REFURBISHED

PRIVATE TERRACE ACCESSED VIA FULL-WIDTH
BI-FOLD DOORS

LARGE GROUND FLOOR LIVING AREA WITH VELUX WINDOWS

EXTENDED LOWER GROUND FLOOR WITH SPACIOUS
OPEN PLAN KITCHEN/DINING AREA WITH TERRACE ACCESS

UTILITY ROOM WITH WC

THREE VERY LARGE BEDROOMS/TWO REFURBISHED
BATHROOMS

APPROX. 1955 SQUARE FEET

INCLUDES SEPARATE RETAIL UNIT LET AT £7000 PA

CENTRALLY LOCATED



HIGHLIGHTS

Converted to a high standard by the current owners the specification includes:

- Real parquet flooring throughout the ground floor.
- Made to measure Plantation shutters to the master bedroom.
- Bathrooms fitted with Grohe sanitary ware, Porcelanosa bathroom tiles, stone resin basins and freestanding stone resin bath.
- Double glazed sash windows to the upper floors.

Additionally, the property has full planning permission to convert the retail element to residential, reference number: 24/05367/FU

Freehold

Council Tax:

Band D (£2160 PA)

EPC Rating

C

Heating:

Gas central heating

Water:

Mains connected, heated via gas boiler

Broadband:

High speed fibre

Mobile signal:

No issues to report

Construction type:

Brick















75 Great George St, Leeds LS1 3BR



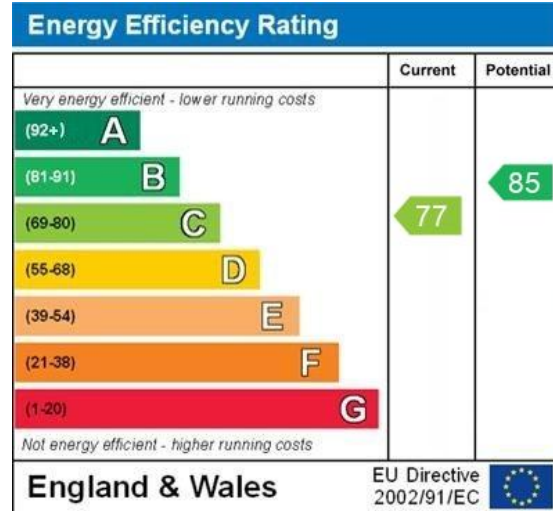
Approx. Gross Internal Floor Area 2166 sq. ft 201.2 sq.m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



EPC



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For more information or to arrange a viewing contact
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